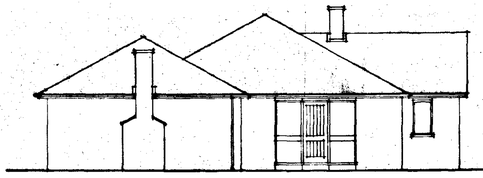
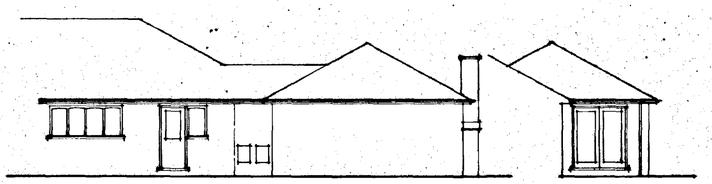


SOUTH ELEVATION

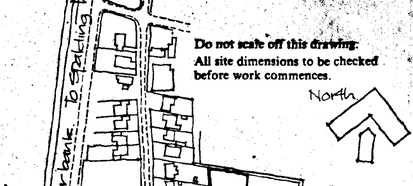
New facing brickwork to match existing.



WEST ELEVATION



PART NORTH ELEVATION



PART EAST ELEVATION

LOCATION PLAN
Scale 1:2500

Pitched roof construction:

Area of existing interlocking tiles to be removed for re use.
New section of roof constructed of re used and new interlocking concrete tiles to match existing installed to manufacturers recommendations on 25x38 treated battens on sarking felt on gangnail nipped roof structure with trusses at max 600mm ctrs.
Roof pitches to be as existing (approx 30°)
Roof trusses to comply with BS 5268 parts 2 and 3.
Roof trusses manufacturer to supply design certificate before work on roof structure starts.
Sizes of hip rafter and built up corner roof timbers to be determined by roof trusses manufacturer.
Roof trusses manufacturer to also supply reducing trussed to main roof and link roof to former garage.
Install where required 38x100 longitudinal ties to ridge.
38x100 wall plates.

All structural timber to be grade SC2 and marked dry or kiln dry.
All joinery to be used externally to be Celcure treated or similar.

New valleys to be formed of preformed fibreglass valley gutters installed to manufacturers instructions.
Install 25x50 battens below valleys as reducing trussees.

300x6mm mild steel straps to be installed at average 1800 ctrs between roof structure and external walls, straps to extend over 3no timbers where at right angles with solid noggings under.

Remove where needed sections of existing roof structure above utility to enable new trusses etc. to be installed. Retain existing ceiling if possible.

Roof void ventilation:

New eaves to be constructed to match existing including roof void ventilation in soffit as also at roof void ventilation to former garage roof eaves in all cases new roof void vent strips to provide minimum 6000mm² per metre and to include fly screens at least 50mm vent gap to be maintained above roof insulation.

Roof insulation:

Install 2 layers of 100mm thick fibreglass quilt insulation to new roof spaces and above new lounge (former garage) with 1 layer between and 1 layer over ceiling joists.

Ceilings:

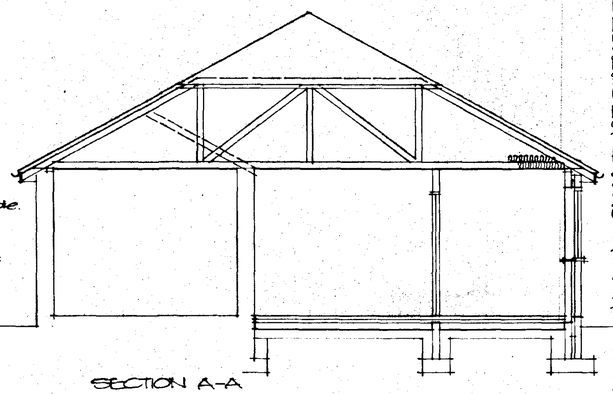
All new ceilings to be formed of 12.5mm thick plasterboard with all edges supported and Artex finish.

Gutters and downpipes:

All new Upvc. gutters and downpipes to match existing.

Heating and hot water:

Existing central heating and water services to be extended into proposed new areas with thermostatic valves fitted to new radiators. All new hot water pipes to be insulated with Armaflex or similar of thickness to match pipe outside diameter.



SECTION A-A

Foundations:

All new foundations to be grade ST1 concrete with section 1 (250x150 to internal walls) concrete strip foundations at least 150mm deep (1000 in shrinkable soil) Depth to be agreed on site with LA building inspector.

Windows and external doors:

All to be either standard joinery to match existing or purpose made joinery.
Install draught seals to all external door openings and window sashes.
All new windows and doors to be double glazed with sealed units with min 6mm gap with safety glass to BS6206 to all doors, all adjacent lights and any glass within 800mm of floor level.
Trickle vents to be installed to give min. 8000mm² ventilation to lounge, living room, and study, and 4000mm² to en suite.

Cavity wall construction:

Constructed of 102mm facing bricks, 65mm cavity and 100mm concrete insulation block (similar to existing) with dense plaster internal finish.
Cavity insulation to be 25mm thick fibreglass/mineral wool batts installed to manufacturers recommendations.
Average U value approx. 0.4 w/m²k
Damp proof material dpc to reveals with frames lapping dpc by min. 150mm.
Cavity wall ties to be installed at 900mm ctr. horizontally, 450mm ctrs. vertically and at 225mm ctrs within 225mm of reveals.
All new concrete blockwork below dpc level to be class A.
Fill in concrete fill to base of cavity to within 225mm of lowest dpc.
Install cavity insulation seals to tops of cavities.
Install dpc/dpc to walls min 150mm above ground level (external side).
New internal blockwork walls to be similar to existing.
Generally new brickwork/blockwork to be bonded to existing using furfix wall extension profiles.

Lintels

1a type LS steel lintel to main lounge window opening, type L11 to lounge / garden door opening, type L15 to study window opening and type lintel 100 to door opening into lounge and below wallpoints above main entrance (see detail) Install type 6 to 8 lintels in internal 100 to other new openings in existing and new 100mm thick walls.
Install box lintel 100 to double door access to living room and above glazed screen between dining room and hall.

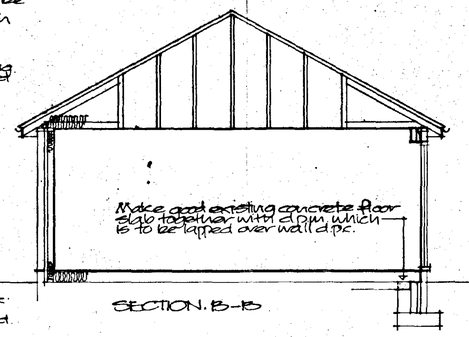
Dry lining to existing walls:

Existing rear and side walls of former garage to be lined with insulated plasterboard lining comprising 12.5mm plasterboard and skim on polythene vapour barrier on 50x100 studs at 400mm ctrs. with 100mm thick 35kg/m³ fibreglass insulation between stud work clad on wall side with breather membrane on 19mm thick sarking grade sheathing plywood. Approx 30mm gap between inside of existing wall and dry lining.
Install min. 25mm thick expanded polystyrene insulation between face of brick piers and plasterboard/vapour barrier.
Install plasterboard dry lining to cavity wall at each side of lounge window.

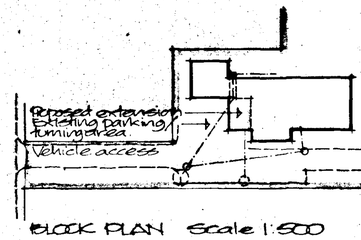
Floor construction:

Lounge floor formed of 22mm thick moisture resistant tongue & grooved flooring grade chipboard on 500 gauge polythene separating membrane on approx. total thickness of 75mm sand cement screed on polystyrene insulation laid with all joints staggered on existing concrete floor slab which incorporates a dpm.

Floor construction of extension formed of 65mm thick lightly reinforced screed on 500 gauge polythene separating membrane on 150mm thick well compacted hardcore on 1200 gauge polythene dpm on approx 100mm thick insulation on prepared and consolidated sand blinding.



SECTION B-B

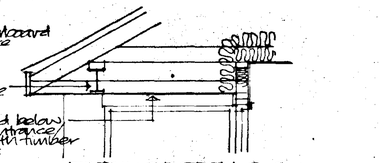


BLOCK PLAN Scale 1:500

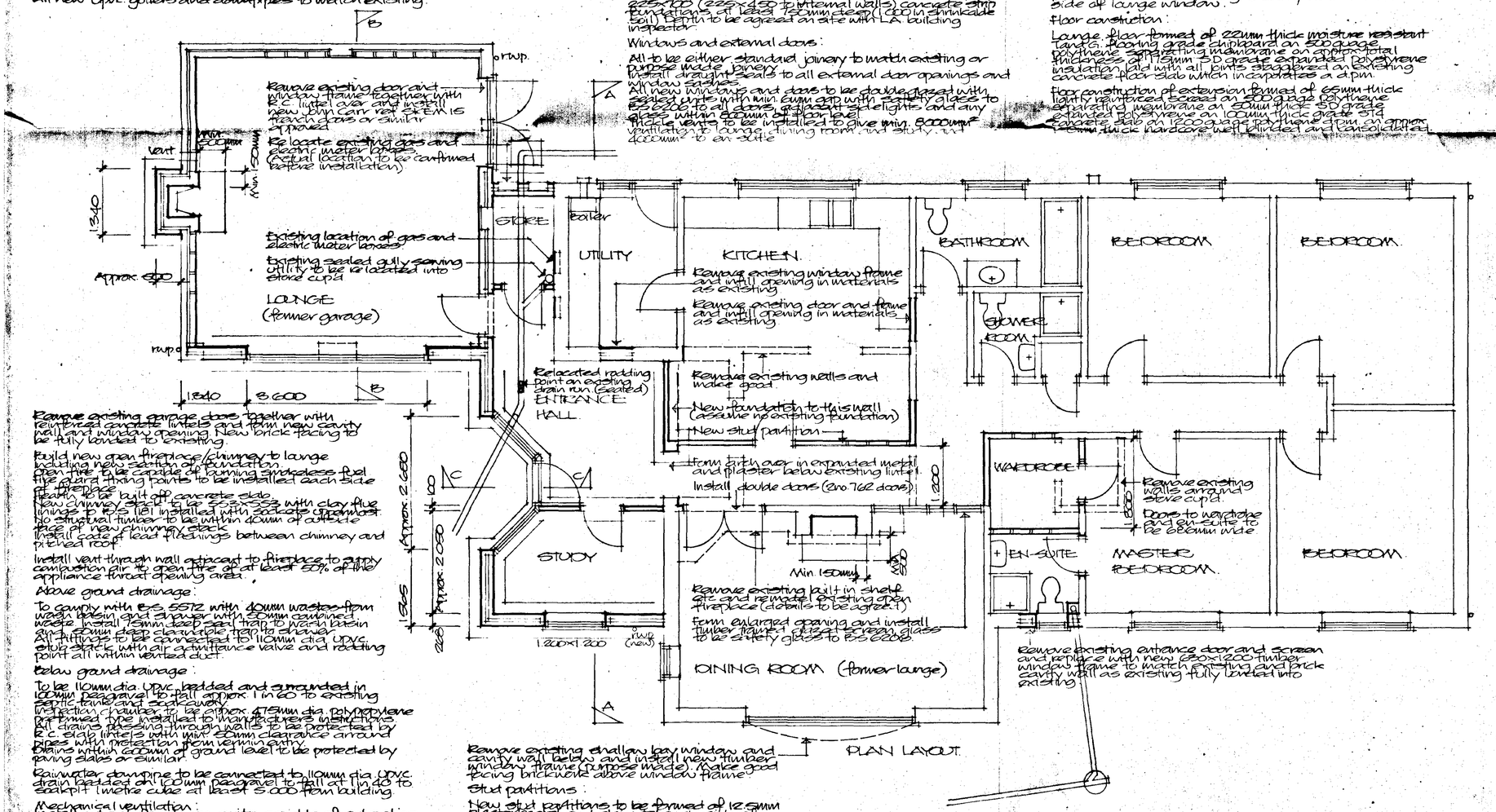
Form insulated plasterboard lined splayed wall above entrance/sidelight frames.

Install 152x89x16 RSJ below wall plate above entrance

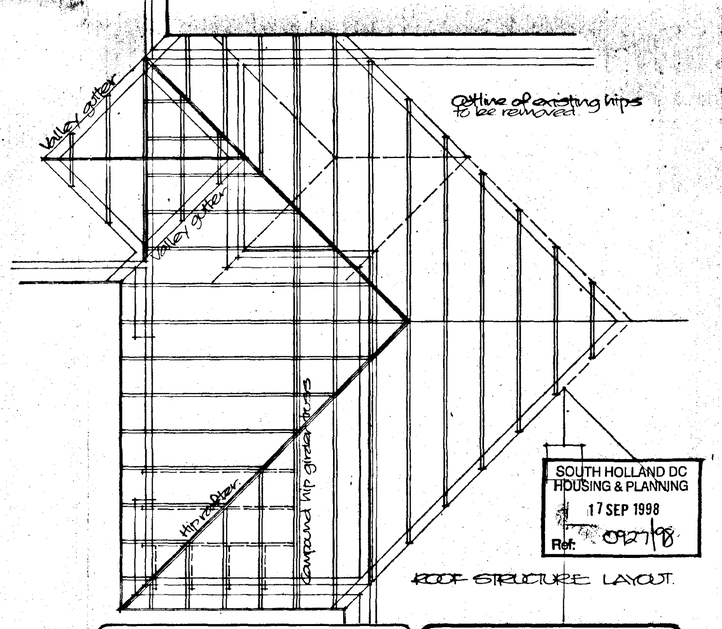
Soffit to be extended below steel beam up to entrance/sidelight frames with timber support frame over.



DETAIL SECTION C-C



Remove existing entrance door and screen and replace with new 850x1200 timber window frame to match existing and brick cavity wall as existing fully bonded into existing



ROOF STRUCTURE LAYOUT.

SOUTH HOLLAND DC
HOUSING & PLANNING
17 SEP 1998
Ref: 0927/98

Project
PROPOSED ALTERATIONS AND EXTENSIONS TO BUNGALOW
59 FEN END LANE, SPALDING

DETERMINED PLAN

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Scale 1:50/1:100
Date Sept 98

Drg. no.
98/51/02

AM ADMEL 230